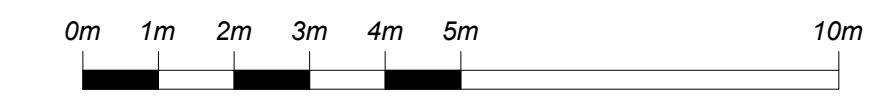


Ground floor Plan  
Scale 1:100



Roof Plan  
Scale 1:100



- GENERAL NOTES**
- This drawing is to be read in conjunction with all other relevant Architect's, Engineers & Specialist drawings, details and the relevant Health and Safety Plan (as appropriate).
  - Do not scale from this drawing. Use figured dimensions only.
  - Existing statutory undertakers plant has not been provided. Locations to be determined prior to any excavations.
  - S106 connection to be undertaken by the contractor.

**Key**

- Site boundary
- Proposed foul drainage
- Proposed surface water drainage
- Proposed attenuation crates
- Proposed impermeable area (276m<sup>2</sup>)
- Proposed green roof area (105m<sup>2</sup>)
- Existing Thames Water foul sewer
- Existing Thames Water surface water drainage

Return period including 40% climate change	Greenfield run-off rate (l/s)	Maximum discharge rate (l/s)	Maximum water depth (m)	Maximum attenuation volume (m <sup>3</sup> )
1 in 1 year	0.06	N/a	N/a	N/a
1 in 2 year	N/a	0.50	0.137	9.456
1 in 30 year	0.16	0.80	0.314	21.627
1 in 100 year	0.22	0.90	0.396	27.282
QBAR	0.07	N/a	N/a	N/a

16.08.2023	First issue	JWC	WP
Rev	Date	Description	Drawn Check

**Trace Design**  
Transport and Civil Engineering

Ground Floor  
3 Silverdown Office Park  
Fair Oak Close  
Clyst Honiton  
Exeter, Devon  
EX5 2UX

Drawing Status  
**FOR PLANNING**

Scale @ A1  
**1:100**

Project  
**2 Gloucester Road,  
Luton**

Project No.  
**23020**

Drawing  
**Drainage Strategy**

Drawing No.  
**220**

Revision  
-

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